

SNAPSHOT of HOME Program Performance--As of 12/31/10 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
<div>Program Progress:</div>							
PJs in State: 93							
% of Funds Committed	93.39 %	96.49 %	66	96.48 %	25	25	
% of Funds Disbursed	89.76 %	88.28 %	32	89.00 %	46	48	
Leveraging Ratio for Rental Activities	12.45	5.83	1	4.81	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	52.47 %	77.63 %	76	83.25 %	6	5	
% of Completed CHDO Disbursements to All CHDO Reservations***	45.10 %	70.30 %	70	70.99 %	12	11	
<div>Low-Income Benefit:</div>							
% of 0-50% AMI Renters to All Renters	24.53 %	81.96 %	91	81.75 %	2	1	
% of 0-30% AMI Renters to All Renters***	10.06 %	41.30 %	82	45.84 %	4	3	
<div>Lease-Up:</div>							
% of Occupied Rental Units to All Completed Rental Units***	30.82 %	96.50 %	91	96.12 %	1	1	
<div>Overall Ranking:</div>							
			In State:	91 / 93	Nationally:	5	4
<div>HOME Cost Per Unit and Number of Completed Units:</div>							
Rental Unit	\$35,308	\$36,975		\$27,889	159 Units	66.50 %	
Homebuyer Unit	\$30,252	\$21,536		\$15,632	71 Units	29.70 %	
Homeowner-Rehab Unit	\$41,204	\$27,502		\$21,037	9 Units	3.80 %	
TBRA Unit	\$0	\$2,232		\$3,206	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Santa Clara County CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:

State:*

National:**

Rental

Homebuyer

Homeowner

CHDO Operating Expenses:
(% of allocation)

PJ:

National Avg:

0.0 %

1.2 %

R.S. Means Cost Index: 1.19

\$140,732

\$318,986

\$37,563

\$141,290

\$116,319

\$28,818

\$99,461

\$78,568

\$23,907

RACE:

	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	79.6	52.1	44.4	0.0
Black/African American:	0.0	4.2	0.0	0.0
Asian:	0.0	7.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	4.2	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	7.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	2.8	0.0	0.0
Asian/Pacific Islander:	8.2	1.4	0.0	0.0

ETHNICITY:

Hispanic	12.2	21.1	55.6	0.0
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HOUSEHOLD SIZE:

1 Person:	81.6	21.1	44.4	0.0
2 Persons:	14.3	23.9	44.4	0.0
3 Persons:	4.1	14.1	0.0	0.0
4 Persons:	0.0	31.0	0.0	0.0
5 Persons:	0.0	5.6	11.1	0.0
6 Persons:	0.0	1.4	0.0	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	2.8	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	57.1	21.1	0.0	0.0
Elderly:	28.6	4.2	77.8	0.0
Related/Single Parent:	10.2	26.8	22.2	0.0
Related/Two Parent:	2.0	42.3	0.0	0.0
Other:	0.0	5.6	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	4.2 [#]
HOME TBRA:	0.0	
Other:	8.2	
No Assistance:	91.8	

of Section 504 Compliant Units / Completed Units Since 2001 39

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Santa Clara County

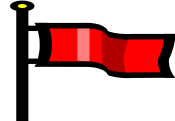
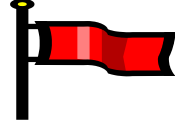
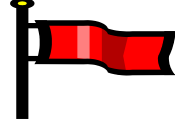
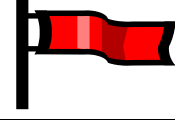
State: CA

Group Rank: 5
 (Percentile)

State Rank: 91 / 93 PJs

Overall Rank: 4
 (Percentile)

Summary: 4 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	52.47	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	45.1	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	24.53	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	30.82	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	1.99	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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